

MINUTES ~ May 11, 2010

Ponaganset High School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:32 PM in the Ponaganset High School, Library.

2. Roll Call

Mrs. Sarah Mangiarelli called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mrs. Anne Ejnes of Glocester, Mr. Bill Abt of Foster, Mr. Warren Ducharme of Foster and Mrs. Julie Capobianco of Foster. Mr. George Jacques of Glocester was absent as he was home recovering from surgery.

3. Financial Report

Mrs. Sarah Mangiarelli reviewed the Treasurer's Report which committee members had received prior to the meeting. The Treasurer's summary report is attached as reference 1. Mrs. Mangiarelli noted that overall the projections did not change significantly from last month.

4. Middle School and High School Project Updates

Prior to the meeting, Mr. Humphrys provided committee members with a project update sheet which is attached as reference 2. Committee members and the consultants discussed the issues on the update sheet in further detail. Mr. Humphrys noted that the final inspection of the punch list should take place soon and stated that the biggest issue on the exterior is the roof flashings. He and Mr. Grzyb noted that this issue will be resolved on Thursday morning at a meeting with the roofer and mason.

Mr. Grzyb reported that there is an alignment issue with the wall pads in the gymnasium. Mr. Grzyb stated that the contractor came in last week to fix some areas however there are some corners that need to be fixed. This work will be done next week. He also noted that work will be done this week and next to fix the panel board, locker issue and insulate the piping for the sink in the office.

Mr. Humphrys and Mr. Grzyb stated that after next week everything should be done with the exception of the roofing. Mr. Humphrys will verify the work and expects that nothing will be left.

Mr. Laramie asked Mr. Grzyb about the closeout of the financials. Mr. Grzyb stated that he needs to make a few changes with the subs and needs to reconcile the overages and figure out the contingency. When asked he noted that all fees are included in the projections.

Mr. Humphrys reported that the certificate of occupancy has been received for the energy lab and there will be a meeting next week to establish the contractual responsibilities for the police/fire department communication system.

Mr. Laramie stated that the three big items left are the ERV system, oil-fired boiler situation and the sidewalks. Regarding the sidewalks, Mrs. Mangiarelli reported that they are waiting for the report from Geisser and she noted that in her conversation with them they stated that it appears that the installation was done as designed and their report will note where additional drainage could be installed.

Regarding the ERV units Mr. Humphrys reported that they have received the report from the consultant, EHE. He informed the committee that the report states that the air quality is fine, there is nothing growing in the school. The report stated that the molecular sieve aspect of the wheel is holding moisture which is causing the odor. Mr. Humphrys explained that there are wheels with two types of desiccant, the desiccant used in this situation holds moisture, if the area was air conditioned the moisture would not be an issue. Mr. Humphrys noted that EHE's suggestion was to replace the wheels with sensible wheels which exchange only heat not moisture.

When questioned Mr. Humphrys noted that the school will not lose any energy savings by changing the wheels, the classrooms may just be a little more humid. He further explained that four wheels will need to be replaced at a cost of \$6,600 per wheel plus installation, the wheels will take approximately 3-5 weeks for delivery then time will be needed for installation.

Mr. Laramie asked for the procedure for obtaining the proper wheel. Mr. Grzyb said that he needs direction from the owner to switch out the wheel based on the recommendation of the engineer of record. He noted that this would be giving direction for a wheel which deviates from what the building documents specify. Mr. Grzyb explained that H.V. Collins has discussed this issue internally and agreed that this could be a time consuming and costly issue for all parties involved. He stated that without admitting to any fault, H.V. Collins proposes to pay for the replacement of the wheels as this would be in the best interest of the project. He noted that they will agree to pay with the conditions that 1) they will replace the wheels with the sensible wheel, if the odor comes back H.V. Collins will not in any way be responsible to replace the wheels again and 2) the cost (approximately \$6K) for EHE will be paid for by the owner or Maguire.

Mr. Fogarty noted that he does not feel that the project should pick up the cost for the consultant. Mr. Laramie stated that he talked to Mr. John Aharonian who feels that he can work something out with Maguire to cover the cost. Mr. Ducharme questioned whether this was some type of product warranty issue, Mr. Humphrys said no as there wouldn't be an issue if this wheel was being used in an air conditioned area.

Mr. Laramie summarized the issue saying that the wheels will be replaced at no cost to the schools and thanked Mr. Grzyb for his proposal. Mr. Piccirilli stated that this is a problem that should be fixed at no cost to the school, the paid professionals should figure out how the cost is allocated.

Mr. Chretien moved and Mrs. Ejnes seconded to direct the architect to direct the engineer to specify the proper replacement wheel and for H.V. Collins to duly execute the change request. So voted, 7-0.

Mr. Humphrys informed the committee that there has been a turnover in personnel at Maguire, Mr. Mark D'Andrea is now the new contact. Mr. Humphrys noted that Mr. D'Andrea is being brought up to speed on the issues.

Mr. Alex Ziemba provided an update on the oil-fired boiler issue stating that he has received the report from ATC and he is reviewing it with Mr. D'Andrea and is a few days away from having information to report back.

Mr. Laramie asked what the options are for resolution. Mr. Ziemba reported that ATC recommended another startup however, Mr. Ziemba stated that he and Mr. D'Andrea do not feel that this would be worth the effort and money. He noted that ATC suggested this as they do not know what else to do; they have fulfilled their obligations in rechecking and tightened everything up. Mr. Ziemba reported that he has been directed to have this issue completed by the end of the month so he will have a solution to present to the building committee in a couple of weeks. Mr. Laramie stated that he does not want to wait until the next meeting to resolve this issue, he wants a report as soon as possible.

Mr. McGovern reported that it is his opinion that they need a back up/primer tank which would cost approximately \$6K. He noted that this was recommended by Power Flame. Mr. Abt stated that in his opinion this was a design issue, the piping and primer tank should be installed and the committee should just pay the \$6K to resolve the issue. Mr. Fogarty noted that he does not think the project should absorb the cost. Mr. Fogarty asked and it was confirmed that this boiler issue did not inhibit the project from burning wood chips. This was an issue of manual vs. automatic start.

Mr. Abt moved and Mr. Fogarty seconded to direct the professional team to come up with a solution to resolve this issue and meet the Power Flame recommendation with the presumption that there won't be any cost to the building committee. So voted, 7-0.

Mrs. Mangiarelli reported that there is no resolution to the sidewalk issue yet, they will come back with a solution next meeting. Mr. Humphrys stated that he believes that at a minimum the cracks should be sealed and he gave Mr. McGovern the specs for the concrete sealant. Mrs. Mangiarelli reported that they should follow the same process as with the other issues and wait for the report from Geisser.

Mrs. Mangiarelli informed the committee that the CO for the energy lab has been received and the furniture is in. The curriculum and IT requirements are now being worked on. She noted that they should meet the June 30th deadline. She reported that they have received \$568K in grant funds to date.

Mr. Fogarty commented that the technology should be impressive for the Federal Government so they can see what their investment has provided. Mrs. Mangiarelli said that before they purchase the IT equipment they want to have the curriculum complete to ensure that the equipment will enhance the curriculum.

5. Energy Lab Open House

Mr. Laramie stated that the Energy Lab open house had been planned for a time when the lab wouldn't really be up and running so the open house will be moved to September. Mrs. Ejnes will work on planning the open house over the summer.

6. Approval of Minutes

Mrs. Ejnes noted that the date on the minutes should read April 13, 2010, not April 14, 2010. Mr. Chretien moved and Mrs. Ejnes seconded to approve the minutes from the April 13, 2010 meeting as presented with the change to the date as noted. So voted, 5-0 with Mrs. Capobianco and Mr. Ducharme abstaining as they were absent from the meeting.

7. Adjournment

Mr. Chretien moved and Mr. Ducharme seconded that the meeting be adjourned at 7:36 PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, June 8, 2010